

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

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PLANNING BOARD

**ADMINISTRATIVE APPROVAL
ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)
100 Lowder Drive – AT&T
July 2, 2020**

APPLICANT: General Dynamics Information Technology, Inc. Agent for AT&T
2586 Industry Ln., Suite 100
Norristown, PA 19403

PROPERTY OWNER: Crown Castle International
2000 Corporate Drive
Canonsburg, PA 15317

PROPERTY LOCUS: 100 Lowder Brook Drive
Westwood, MA 02090
Assessor's Map 06, Lot 017

BACKGROUND AND PROJECT SUMMARY

The Applicant proposes to remove and replace the existing propane generator with new propane generator and repair or replace the concrete pad at the AT&T wireless facility at 100 Lowder Brook Drive in Westwood, MA 02090.

The property is located in the Administrative-Research-Office (ARO) Zoning District, and the Wireless Communications overlay district (WCOD). Said facility use is permitted in the WCOD, subject to Environmental Impact Design Review (EIDR) Approval, pursuant to Section 7.3 of the Westwood Zoning Bylaw.

The proposed alterations have been reviewed by the Building Commissioner and found to be minor in nature. As such, the proposed alterations are subject to Administrative EIDR review and approval by the Town Planner pursuant to Sections 7.3.6 of the Zoning Bylaw.

STATEMENT OF FINDINGS

After having reviewed all the plans and reports filed by the Applicants and their representatives, and having considered the technical analysis, and all supplemental information, the Town Planner makes the following findings:

1. On June 29, 2020, an application was filed by Darrell Brannon of General Dynamics Information Technology, Inc., agent for AT&T, pursuant to Sections 9.4 [Wireless Communications Overlay District] and 7.3.6 [Environmental Impact and Design Review] of the Westwood Zoning Bylaw with the Westwood Planning Board (hereinafter "Application"). The Town Planner reviewed the application and considered it complete on June 30, 2020.

2. On July 1, 2020, the Building Commissioner was forwarded the Application for review and consideration of Administrative Environmental Impact & Design Review (EIDR) Approval, pursuant to Section 7.3.6 of the Zoning Bylaw and determined that the proposed alterations were minor in nature, and that the Application would be subject to review and approval by the Town Planner pursuant to Sections 7.3.6 and 9.4.5.5 of the Zoning Bylaw.
3. On June 30, 2020, the Town Planner reviewed the Application and found the same to be complete for the purpose of Administrative EIDR review.
4. The subject property consists of approximately 36.84 acres located at 100 Lowder Brook Drive and is shown as Map 06, Lot 017 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
5. A Wireless Communications Overlay District Special Permit (WCOD Special Permit) was granted by the Planning Board on October 7, 1998 for the installation of a 140 ft. monopole style wireless communications facility at 100-200 Lowder Brook Drive. WCOD-EIDR (Environmental Impact and Design Review) Approvals were granted by the Planning Board on January 5, 2000, September 26, 2005, August 16, 2008, February 17, 2011, October 30, 2012, September 3, 2013, and June 13, 2017. An Administrative WCOD-EIDR was granted by the Town Planner on June 23, 2015. An Administrative WCOD-EIDR was granted by the Town Planner on October 2, 2018 for minor upgrades to the existing facility.
6. The Applicant is now proposing to remove and replace the generator and the existing concrete pad.
7. The property is located in the ARO Zoning District, and within the Wireless Communications Overlay District (WCOD). The proposed modifications to the existing wireless communications facility are permitted, subject to WCOD-EIDR (Environmental Impact Design Review) Approval, pursuant to Sections 9.4 and 7.3 of the Westwood Zoning Bylaw.

DECISION

The Town Planner hereby submits an Administrative Environmental Impact and Design Review (EIDR) **Approval** pursuant to Sections 7.3 and 9.4 of the Westwood Zoning Bylaw for the Project as described above and in the application therefor and the following related submissions filed by or on behalf of the Applicants in the Office of the Planning Board on July 2, 2020.



Abigail McCabe
Town Planner
DATED: July 2, 2020